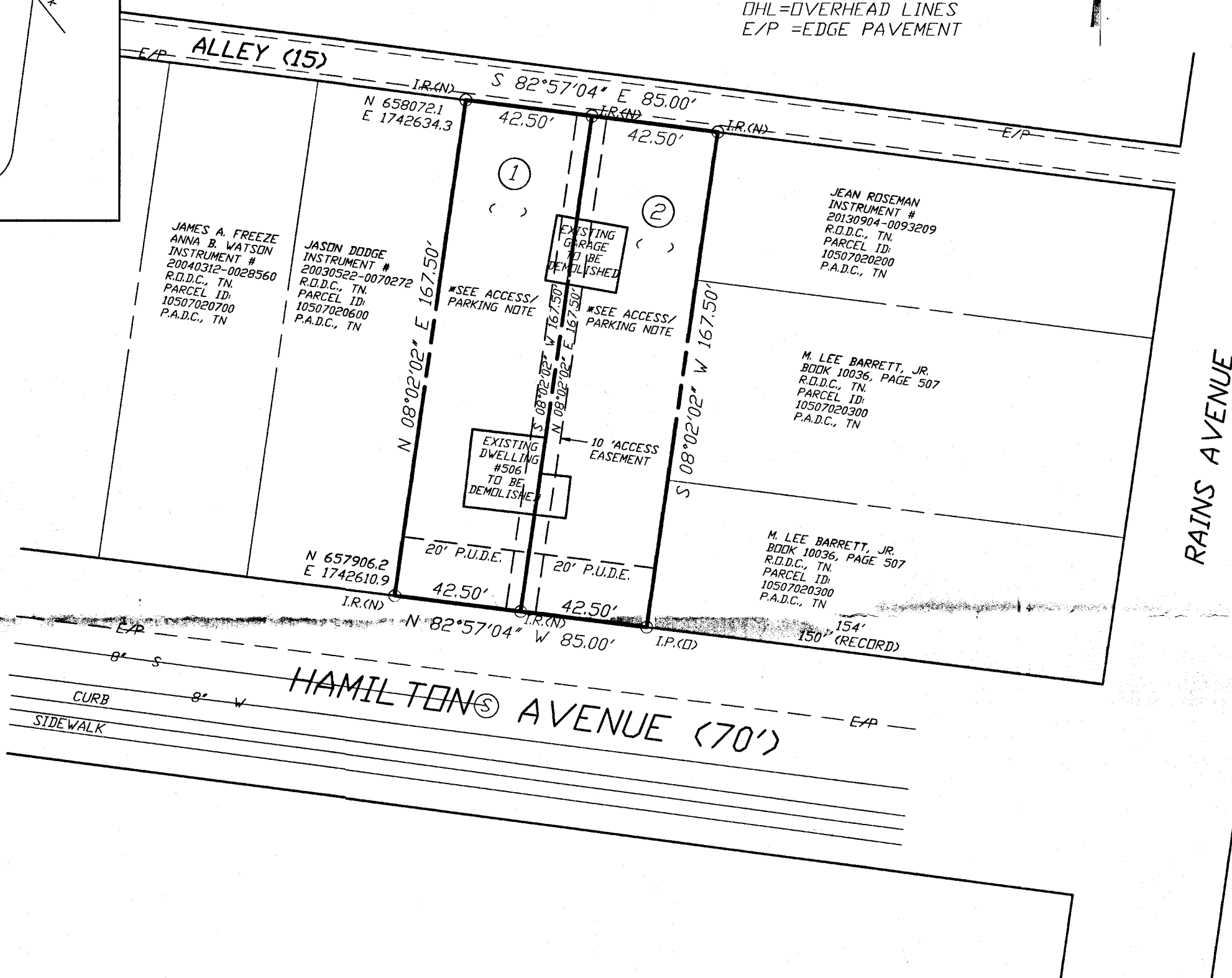


VICINITY MAP
NOT TO SCALE



LEGEND
I.R.(D)=IRON ROD (OLD)
I.R.(N)=IRON ROD (NEW)
W= WATER LINE (RECORD)
S= SEWER LINE (RECORD)
C.B.= CATCH BASIN
OHL=OVERHEAD LINES
E/P =EDGE PAVEMENT

PREPARED BY:
CAMPBELL, McRAE
& ASSOCIATES,
SURVEYING, INC.
2918 BERRY HILL DRIVE
NASHVILLE, TN., 37204
PH. 615-298-2424
FAX 615-297-2828
EMAIL cmas@att.net

OWNER / DEVELOPER
MARTIN OVALLE &
MARY E. OVALLE
506 HAMILTON AVENUE,
NASHVILLE, TN 37203

OWNERS CERTIFICATE
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN INSTRUMENT NO. 20020524-0063619 REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT OR LOTS AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PROVIDE LESS AREA THAN HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE METROPOLITAN PLANNING COMMISSION AND UNDER NO CONDITION SHALL SUCH LOT OR LOTS BE MADE TO PRODUCE LESS AREA THAN PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN INSTRUMENT NO. 20020524-0063619 R.D.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY.

MARTIN OVALLE

DATE

MARY E. OVALLE

DATE

COMMISSION APPROVAL
APPROVAL BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY TENNESSEE

BY:

DATE:

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE HEREON SHOWN SUBDIVISION PLAT REPRESENTS A CATEGORY 1 SURVEY AS DEFINED IN CHAPTER 820-3, RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1 : 10,000 AND IS TRUE AND CORRECT. APPROVED MONUMENTS HAVE BEEN PLACED AS INDICATED. ALL SIDE LOT LINES ARE AT RIGHT ANGLES OR RADIAL TO A STREET UNLESS OTHERWISE NOTED.

JOHN HOOD TENN. REGISTERED SURVEYOR NO. 1838

CASE NO. 2014S-109-001
RESUBDIVISION LOT 4 OF AN UNRECORDED
SUBDIVISION OF THE RESUBDIVISION
OF LOT 2, HAMILTON SUBDIVISION
MINUTE BOOK 1, PAGE 97 COUNTY COURT
FOR DAVIDSON COUNTY ACCORDING TO A
SURVEY BY SOUTHERN LAND AND ASSOC.
DATED 4-3-75

Nashville & Davidson County

JUN 30 2014

Metropolitan Planning Department

LOCATED IN THE 17TH COUNCIL DISTRICT OF
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
ON THE NORTHERLY MARGIN OF
HAMILTON AVENUE, WEST OF
RAINS AVENUE

DISTRICT 17 COUNCIL REPRESENTATIVE
JASON HOLLEMAN

TOTAL AREA IN BOUNDARY
14235.40 SQ. FT. OR 0.326 ACRES±
AREA LOT 1
7117.70 OR 0.163 ACRES±
AREA LOT 2
7117.70 OR 0.163 ACRES±

DATE 4-9-14
REVISED 6-4-14 MPD & AGENCY COMMENTS
REVISED 6-25-14 MPD & AGENCY COMMENTS

SHEET 1 OF 1

1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
2. THIS SURVEY WAS PREPARED USING THE LATEST RECORDED DEED DESCRIPTION REFERENCED HEREON. NO TITLE DOCUMENTATION WAS FURNISHED PRIOR TO THE PREPARATION OF THIS SURVEY. THIS SURVEY IS SUBJECT TO SUCH STATE OF FACTS THAT A CURRENT TITLE EXAMINATION MAY REVEAL.
3. BUILDING SETBACKS TO BE DETERMINED BY METROPOLITAN ZONING REGULATIONS. PROPERTY IS ZONED R6
4. NUMBERS SHOWN THUS (00) PERTAIN TO PROPERTY MAP NUMBER 105-7 PROPERTY ASSESSOR'S OFFICE, DAVIDSON COUNTY TENNESSEE
5. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
6. WHERE APPLICABLE, SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL. THE MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP.

7. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
8. INDIVIDUAL WATER AND / OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
9. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES)
10. A PUBLIC UTILITY AND DRAINAGE EASEMENT OF TWENTY FEET (20') ADJACENT TO ALL STREET RIGHT OF WAYS SHALL HEREBY BE MADE A PART OF THIS RECORDING. FOR CORNER LOTS WHERE FRONT YARD BUILDING SETBACKS ARE LESS THAN TWENTY FEET (20'), THE EASEMENT DEPTH SHALL BE REDUCED ACCORDINGLY.
11. USING GRAPHIC SCALING METHODS UPON THE LATEST F.E.M.A. FLOOD INSURANCE RATE MAP NFIP COMMUNITY NO. 470040 MAP / PANEL NO. 219 F EFFECTIVE DATE 4-20-01 THIS PROPERTY IS LOCATED IN ZONE "X" AND IS NOT LOCATED IN A F.E.M.A. / F.I.R.M. SPECIAL FLOOD HAZARD AREA.
12. UTILITY LOCATION SHOWN HEREON WAS DERIVED FROM PUBLIC AS-BUILT RECORDS AND FIELD LOCATION OF APPURTENANT STRUCTURES. DETAILED VERIFICATION OF LOCATION, DEPTH OR OTHER MATTERS RELATIVE THERETO SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY BEFORE DESIGN OR CONSTRUCTION DECISIONS ARE MADE. THERE MAY BE UTILITIES OR EASEMENTS PRESENT THAT ARE NOT SHOWN ON THIS SURVEY. CONTACT THE TENNESSEE ONE CALL SYSTEM AT 800-351-1111 BEFORE DIGGING.
12. A PRESSURE REDUCING VALVE IS REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN WATER PRESSURES EXCEED 150 PSI AND A PRV IS REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
13. ACCESS FOR BOTH LOTS IS LIMITED TO THE SINGLE SHARED ACCESS EASEMENT. NO ADDITIONAL DRIVEWAYS OR ACCESS POINTS ALONG HAMILTON ARE PERMITTED. PARKING PADS SHALL NOT BE PERMITTED WITHIN THE FRONT SETBACK.

